

ZONING BOARD OF APPEALS  
THE CITY OF LONG BEACH  
DECISIONS  
August 27, 2015

Case #2521: Application of Jerry Bedor of 52 Curley Street, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.A Use; 9-112.1 Off Street Parking to convert an existing mixed use consisting of commercial and one family residential to two family residential use at 255 Edwards Boulevard, Long Beach, NY also known as Section 59, Block 85, Lot 40 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #2542: Application of Ann Hayes of 31 Curley Street, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-112 (18) a Off-Street Parking; 9-105.2 (a) Use for a change of use for a Yoga Studio at 365 East Park Avenue, Long Beach, NY also known as Section 59, Block 139, Lot 26 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #2543: Application of Keith Lebowitz of 516 State Street, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-113.2(G) Off Street Parking for a new off street parking space in the front yard at 516 State Street, Long Beach, NY also known as Section 59, Block 163, Lot 13 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #2544: Application of Maureen Kelly of 65 Wyoming Avenue, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.5 (c) Front Yard; 9-105.5 (d) Side Yard for front yard deck and side yard stairs at 65 Wyoming Avenue, Long Beach, NY also known as Section 59, Block 235, Lot 47 on the Nassau County Land and Tax Map.

**OPEN FOR VOTING**

Case #2545: Application of Michael Gottuso of 331 Harrison Street, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.7 (d) Side Yard to elevate the existing house at 331 Harrison Street, Long Beach, NY also known as Section 59, Block 133, Lot 55 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #2546: Application of Timothy Frawley of 206 Atlantic Avenue, Massapequa, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.19(B) Height; 9-105.19(F) Side Yard to elevate the existing house at 134 Oceanview, Long Beach, NY also known as Section 59, Block 270, Lot 407 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #2547: Application of Denis McCarthy of 550 76<sup>th</sup> Street, Brooklyn, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.5 (d) Side Yard for new south side stairs at 81 Oregon Street, Long Beach, NY also known as Section 59, Block 238, Lot 39 on the Nassau County Land and Tax Map.

**OPEN FOR VOTING**

Case #2548: Application of 99 Nebrask St. Corp. of 611 East Park Avenue, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.5(E) Rear Yard to maintain a new rear yard of 2.2' at 99 Nebraska Street, Long Beach, NY also known as Section 59, Block 240, Lot 30 on the Nassau County Land and Tax Map.

**OPEN FOR VOTING**

Case #2549: Application of Cory Reilly of 24 Tennessee Avenue, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.5(C) Front Yard; 9-105.5(E) Rear Yard to elevate the existing house at 24 Tennessee Avenue, Long Beach, NY also known as Section 59, Block 254, Lot 16 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #2550: Application of Mitchell Prussman of 39 Curley Street, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.8(B) Height; 9-105.8(D) Side Yard to elevate the existing house at 39 Curley Street, Long Beach, NY also known as Section 59, Block 228, Lot 32 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #2551: Application of Peter O'Connor of 523 West Market Street, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.3(B) Height; 9-105.3(D) Side Yard to elevate the existing house at 523 West Market Street, Long Beach, NY also known as Section 59, Block 21, Lot 65 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #2552: Application of Patrick Hirsch of 84 Wyoming Avenue, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.5(C) Front Yard to maintain a front yard deck extension at 84 Wyoming Avenue, Long Beach, NY also known as Section 59, Block 236, Lot 12 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #2553: Application of Sandra Harris of 64 Delaware Avenue, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.5(C) Front Yard; 9-105.5(D) Side Yard; 9-105.5(E) Rear Yard for front yard and rear yard decks at 64 Delaware Avenue, Long Beach, NY also known as Section 59, Block 238, Lot 22 on the Nassau County Land and Tax Map.

**OPEN FOR VOTING**

Case #2554: Application of Frank Gaetano of 33 Delaware Avenue, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.5 (c) Front Yard; 9-105.5 (d) Side Yard to elevate the existing house at 33 Delaware Avenue, Long Beach, NY also known as Section 59, Block 259, Lot 27 on the Nassau County Land and Tax Map.

**OPEN FOR VOTING**

Case #2555: Application of Keith & Robin Waller of 18 Armour Street, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.8(B) Height; 9-105.8(C) Front Yard; 9-105.8(D) Side Yard to elevate the existing house at 18 Armour Street, Long Beach, NY also known as Section 59, Block 216, Lot 18 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #2556: Application of Stephen & Sheryl Siegel of 911 West Park Avenue, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.9(A) Use; 9-105.9(B) Height; 9-105.9(D) Side Yard; 9-105.9(C) Front Yard to elevate the existing house at 911 West Park Avenue, Long Beach, NY also known as Section 59, Block 246, Lot 10 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #2557: Application of Kenneth Pawlowski of 16 Forester Street, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.8(B) Height to elevate the existing house at 16 Forester Street, Long Beach, NY also known as Section 59, Block 213, Lot 28 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Dated: August 28, 2015  
Long Beach, N.Y.

Rocco J. Morelli  
Chairman